144.0	0001	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,200 /	786,200
					USE VALUE:	786,200 /	786,200
					ASSESSED:	786,200 /	786,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUDERMAN IAN A	
Owner 2:	MACFARLANE MELANIE A	
Owner 3:		
Street 1:	144 SCITUATE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	FACENDA STEPHEN E/ETAL -
Owner 2:	FACENDA KATHERINE M -
Street 1:	144 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,468 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1916 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4468.000	337,900	5,100	443,200	786,200
Total Card	0.103	337,900	5,100	443,200	786,200
Total Parcel	0.103	337,900	5,100	443,200	786,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.44 | /Parcel: 410.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93641
GIS Ref	
GIS Ref	
Insp Date	07/26/16

!11193!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,900	5100	4,468.	443,200	786,200	786,200	Year End Roll	12/18/2019
2019	101	FV	257,300	5100	4,468.	415,500	677,900	677,900	Year End Roll	1/3/2019
2018	101	FV	257,300	5100	4,468.	343,500	605,900	605,900	Year End Roll	12/20/2017
2017	101	FV	257,300	5100	4,468.	315,800	578,200	578,200	Year End Roll	1/3/2017
2016	101	FV	236,500	5100	4,468.	288,100	529,700	529,700	Year End	1/4/2016
2015	101	FV	230,600	5100	4,468.	282,600	518,300	518,300	Year End Roll	12/11/2014
2014	101	FV	230,600	5100	4,468.	262,600	498,300	498,300	Year End Roll	12/16/2013
2013	101	FV	230,600	5100	4,468.	249,900	485,600	485,600		12/13/2012

PRINT

Date	Time
12/11/20	01:23:34

LAST REV

Date	Time
02/25/20	15:15:15

danam

USER DEFINED

Prior Id # 1:	93641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FACENDA STEPHEN	51624-416		8/28/2008		535,000	No	No		
FACENDA STEPHEN	25665-518		9/19/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2019	1149	New Wind	14,350	C				
4/23/2019	534	Insulate	1,800	C				
11/30/2018	1818	Insulate	6,860	C				
7/7/2015	880	Addition	136,000		7/7/2015			Remove existing bu

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2016	Meas/Inspect	DGM	D Mann
7/26/2016	Permit Visit	DGM	D Mann
2/4/2009	Measured	336	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4468		Sq. Ft.	Site		0	80.	1.24	9									443,233						443,200	

Total AC/HA:	0.10257	Total SF/SM:	4468	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	443,233	Spl Credit		Total:	443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31539917
Const Adj.:	0.98000199
Adj $ / SQ:	161.137
Other Features:	101750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415053
Depreciation:	77200
Depreciated Total:	337853

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

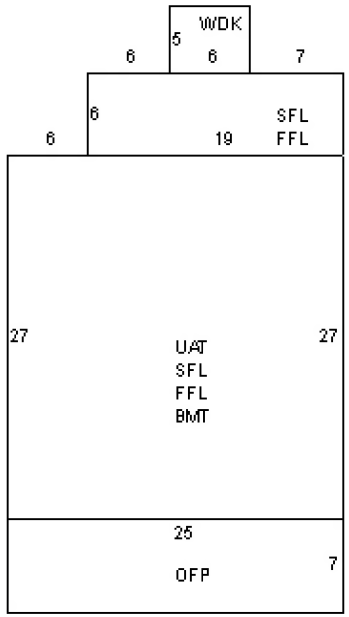
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.14
Special Features:	0	Val/Su Net:	128.63
Final Total:	337900	Val/Su SzAd	214.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	789	161.140	127,137
SFL	Second Floor	789	161.140	127,137
BMT	Basement	675	64.050	43,235
OFP	Open Porch	175	25.410	4,447
UAT	Upper Attic	169	64.450	10,877
WDK	Deck	30	15.680	470

Net Sketched Area:	2,627			Total:	313,303
Size Ad	1578	Gross Are	3133	FinArea	1916

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1929	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100